

  
Fossil Lake Ranch Homeowners Association Meeting  
Annual Meeting Minutes - January 29, 2009

Call to Order/Quorum

President Todd Galbate called the meeting to order at approximately 6:30pm and a quorum was declared present. The Annual Membership Meeting was convened pursuant to notice duly served. The meeting was held at The Group, Inc. meeting room located on Harmony Road in Fort Collins, Colorado. The Board Members expressed thanks to those who brought proxies as the Governing Documents require 1/3 of all lots present in person or by proxy in order for the meeting to take place. Last year over \$4,000 was spent on mail in ballots following the lack of quorum at that meeting.

Welcome and Introductions

- Todd Galbate introduced the Board of Directors: Todd Galbate-President, Brian Cass-Vice President; Scott Cooley-Secretary/Treasurer, Rita Gordon- Member at Large and James Sanford- Member at Large.
- Tom Donkle from Everitt Companies, representing the Fossil Lake Ranch Declarant Everline, LLC was introduced.
- Mill Brothers representative Jason Obsuth was introduced. The Board of Directors expressed thanks to Mill Brothers for a much improved job last season.
- Splash Pool Services representatives Ali and Jamie were introduced. Splash has a website for further pool management information - [www.splashpoolservices.com](http://www.splashpoolservices.com). The Board of Directors expressed thanks to Splash Pool Services for doing a great job last season.
- Colorado Association Services representatives Heather Kerwin (Vice-President) and Trey Carroll (Associate Broker/Manager) were introduced.
- Lary Steinhauer, Ranch House Chairperson was introduced. Lary discussed the process for reserving the Ranch House. Lary discussed the ever increasing number of events being held at the Ranch House annually and the time he spends managing the process. The Board of Directors expressed thanks to Lary for hard work in 2008.

Approval of Minutes of 2008 Annual Meeting

Todd Galbate requested a motion to waive the reading of the 2008 minutes, dated January 24, 2008. A motion was made by the floor, was seconded and passed unanimously. The minutes were approved as presented.

2008 Year in Review

Todd Galbate reviewed the following 2008 accomplishments and 2009 goals with the membership:

- Play set and volleyball system installed in common area – play set committee made several recommendations to the Board for final approval, was delayed due to contractor but finally completed in fall; volleyball area within pool fencing for use during pool season
- Safety railing installed along walkways – included areas where walk ways needed safety railings
- New flagpole installed at Ranch House – replacing old one which was hard wired to a nearby home
- New Enforcement Policy and Revised Architectural Design Guidelines adopted – thorough review of all documents were completed
- Annexation of 'The Sanctuary' – process of approval of these twenty homes were completed, final legal paperwork pending approval by both parties
- Pool deck extension completed – concrete area was added near Ranch House stairway
- \$40,000.00 in landscape improvements completed – many trees and landscape materials were replaced and added throughout the community, sprinkler heads were raised as the ground settled
- Developer transition audit completed – worked with Everitt
- Phase 1 common area fence staining completed – worst worn areas were stained first and will complete the cycle every three to five years depending on wear
- Rookery Rd. under drain system installed – to correct standing water concerns
- Entrance sign at Kechter Rd. and Ziegler Rd. installed – by Everitt through the development process
- Updated reserve study including new developments completed – worked with Everitt to ensure that all known common areas were included in the report

- Membership Special Meeting held – regarding play set stain colors
- Resolved 5<sup>th</sup> Filing Outlot concerns – the landscaping within this area was re-evaluated and should be resolved in the early spring
- Conflict Resolution Committee formed – looking for volunteers to assist the Board as needed
- Three (3) additional dog stations approved – thanks to Karen Smith for volunteering her time to evaluate these posts

#### 2009 PROJECTS/GOALS

- Installation of trees and benches near new play set equipment – this will be evaluated in order to help noise concerns
- Installation of coping stones at pool – a routine expense
- Complete Phase 2 fence staining – all fencing will be professionally evaluated in the spring to determine which areas need the staining most
- Establish Ad-Hoc Committee for Architectural Control – looking for volunteers to serve in this role

#### Budget Review

Scott Cooley reviewed the 2009 budget with the Membership – Assessments are increasing to \$420 per year and Pool Fees are increasing to \$370 for the season. Items discussed in detail included the detailed reserve study, non-potable irrigation system, water rights, newly annexed Fossil Lake Ranch open spaces (on city water meters), and interest rates earned on current investment accounts. Members expressed concerns with the hard economic times and asked that the Board continually review expenses to ensure the need for increases. Discussion regarding annual membership versus per use membership to the pool followed – the pool membership will remain annual for the 2009 season and will be evaluated as needed by the Board and Committee Members.

Lary Steinhauer reviewed the Ranch House usage – where in 2008 there were 182 Membership uses of the building.

#### Election of Board Members

Heather Kerwin reviewed the ballots listing six members who submitted their Board Member Interest forms prior to the meeting. Those members included: Todd Galbate; Scott Cooley; Brian Cass; Roger Yacobucci; Chris Chappell; and Yvonne Willemann. Hearing no nominations from the floor, the nominations for election of Board Members was closed. Each nominee made a statement as to their interests within the community and why they were willing to serve on the Board. After tally of the ballots, the following members were elected to the Board: Todd Galbate; Scott Cooley; Brian Cass.

#### Other Business

Todd Galbate requested that members volunteer for the following Committees: Conflict Resolution Committee – to assist in seeking resolution between owners and the Association; Pool Committee – to research the possibilities of modifying the pool area to include a 'water park'; Traffic Committee – to work with speeding concerns along Lady Moon; City Committee – to work directly with the city on drainage concerns and park installation updates. Members interested are encouraged to sign up through Colorado Association Services, by contacting a Board Member, or by attending upcoming Board Meetings.

Membership discussion regarding the enforcement of the Governing Documents within the community followed. Repairs to the common area fencing were requested and will be completed. Members expressed the desire for both more and less strict enforcement of the rules. Homeowners reviewed the expenses of legal fees over the past year.

#### Adjournment

There being no further business to conduct the meeting was adjourned at 8:44 pm.

Respectfully Submitted,

Heather Kerwin, CMCA®, AMS® – Vice President, Colorado Association Services & Scott Cooley,  
Secretary/Treasurer, Fossil Lake Ranch Homeowners Association